

20111229000396460 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/29/2011 03:40:46 PM FILED/CERT

Send Tax Notice To:
Renee Clayton
76 Country Club Drive East
Destin, Florida 32541

This instrument was prepared by:

Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF TEN THOUSAND and 00/100 DOLLARS (\$10,000.00) and other good and valuable consideration paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SPIRITED INVESTMENTS, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **RENEE CLAYTON, an unmarried woman** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A, INCORPORATED AS IF SET FORTH HEREIN.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

The above Property is conveyed subject to:

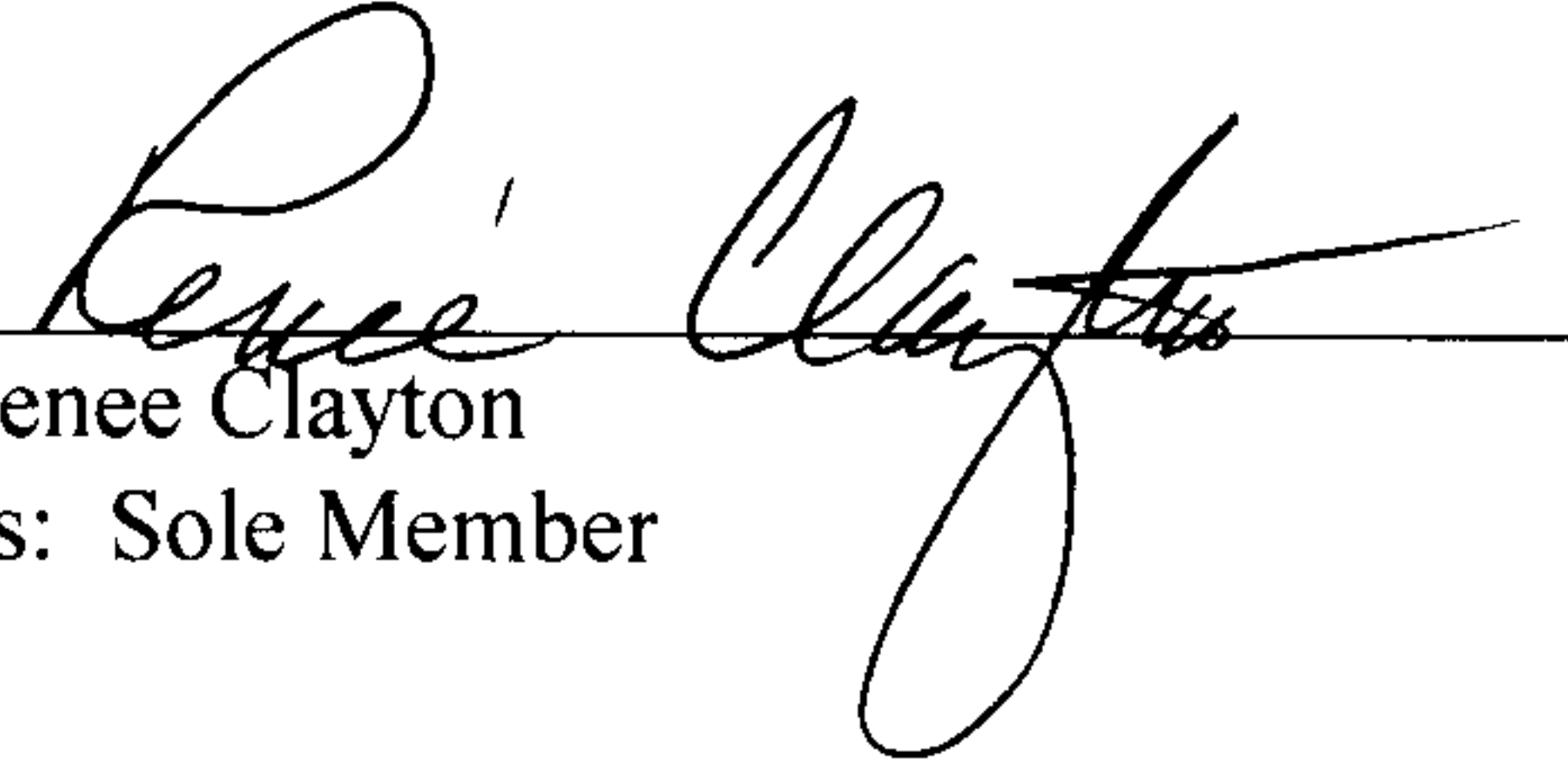
1. the lien of ad valorem and similar taxes for 2012 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property; and
3. Any and all matters of record;

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

29 IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of December, 2011.

**SPIRITED INVESTMENTS, LLC,
an Alabama limited liability company**

By: 
Renee Clayton
Its: Sole Member

Alabama
STATE OF ~~FLORIDA~~)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RENEE CLAYTON, whose name as Sole Member of Spirited Investments, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2011.


NOTARY PUBLIC
My commission expires: 5-11-2013



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COMMITMENT FOR TITLE INSURANCE

Exhibit A LEGAL DESCRIPTION

File Number: 20110138

A parcel of land situated in the Southeast Quarter of Section 35, Township 20 South, Range 3 West, in Shelby County, Alabama and being more particularly described as follows:

A part of Lots 27 and 28, of the Nickerson Scott Subdivision, Block 2, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at the Northwest corner of Lot 28 of said subdivision; thence North 89°57'53" East along the Northwesterly boundary line of said lot a distance of 67.82 feet to the Point of Beginning, said point lying on the Southeasterly right-of-way line of 5th Avenue Northeast (50' R.O.W.) and the Northwesterly boundary line of Lot 28 of said subdivision; thence North 89°57'53" East along said right-of-way line and said boundary line of said lot a distance of 178.18 feet; thence South 2°25'54" West a distance of 126.00; thence North 87°24'27" West a distance of 178.91 feet (measured), 179.09 feet to the Southwesterly right-of-way line of United States Highway North 31 (R.O.W. varies); thence North 2°52'06" East along said right-of-way line a distance of 117.83 feet (meas.) 119.35 feet (map) to the Point of Beginning.

Re



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Shelby County, AL 12/29/2011
State of Alabama
Deed Tax: \$10.00